

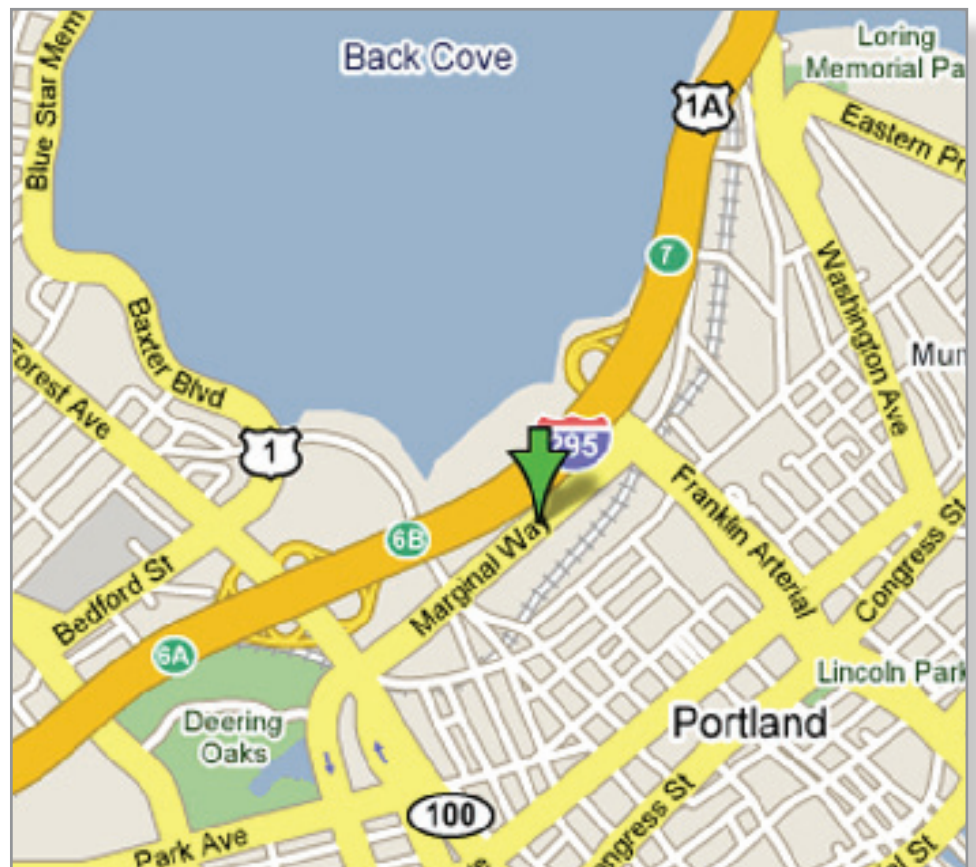
161 Marginal Way

161 Marginal Way Portland, ME 04101

Use	Office
Building Area	50,400
Land Area	SF
No. of Stories	2.9 Acres
Water Views	4
Walkable location	Yes
Distance from Interstate	Yes



Conveniently located with good visibility and access from I-295 and within walking distance of downtown Portland and the Old Port. This building was built in 2000 and has modern HVAC, plumbing, and data service. Extensive free parking is available on site for customers and employees. This building is fully sprinkled.



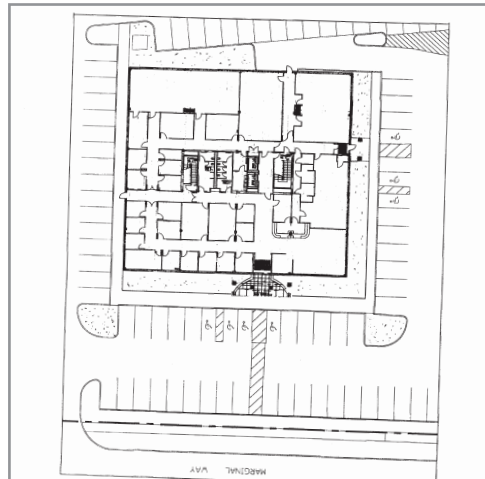
161 Marginal Way



Property Info

Year Built	2000
Year Acquired	2000
Property Management	Fore River Management
Operable windows	Yes
Parking Spaces	286
Sprinklers	Yes
Zoning	B-7
Elevators	2 hydraulic
Electric Service	1000A 3-phase 480/277 main
Phone/Data/T-1	All available
HVAC overview	Tenant spaces have high efficiency rooftop units with gas fired heat, electric AC, economizers, and fresh air make up dampers to provide conditioned air to multiple variable air volume units. Common gas fired boiler provides terminal reheat to the VAVs and zoned forced hot water baseboard heat for additional zone control and comfort. Humidifiers provide additional humidity in winter months. All equipment and air quality is monitored and controlled by a dedicated HVAC control computer program.
Power Supply	Marginal Way is on a circuit that requires CMP to manually throw a switch to bring in power from a different circuit in the event of power interruption.

Site Plan



We believe this information to be accurate but no express or implied warranty or representation is made. This information is posted subject to errors and omissions, and does not constitute an offer to lease. This property may be subject to an exclusive listing agreement.